

# Energy performance certificate (EPC)

I F M Insurance Brokers Ltd Cybor House, 1 Tapton House Road SHEFFIELD S10 5BY	Energy rating <b>D</b>	Valid until: <b>7 September 2026</b>  Certificate number: <b>0280-2985-0376-1750-0000</b>
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**Property type**  
B1 Offices and Workshop businesses

**Total floor area**  
685 square metres

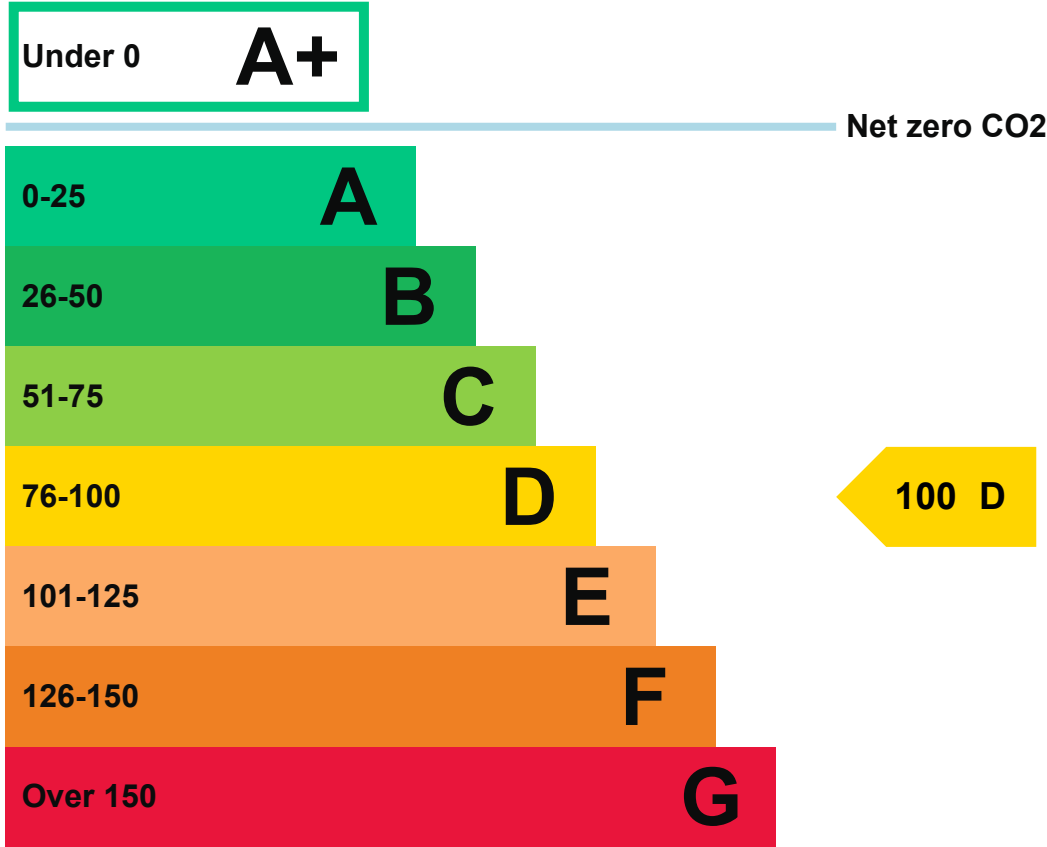
**Rules on letting this property**

Properties can be let if they have an energy rating from A+ to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/government/publications/non-domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/government/publications/non-domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

**Energy rating and score**

This property’s current energy rating is D.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

How this property compares to others

Properties similar to this one could have ratings:

If newly built



If typical of the existing stock



Breakdown of this property's energy performance

Main heating fuel

Natural Gas

Building environment

Heating and Natural Ventilation

## Assessment level

3

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## Building emission rate (kgCO<sub>2</sub>/m<sup>2</sup> per year)

67.63

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## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/9210-4058-0867-0000-7521\)](/energy-certificate/9210-4058-0867-0000-7521).

## Who to contact about this certificate

### Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

#### Assessor's name

Keith Scott

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#### Telephone

01302 731062

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#### Email

[keith@3counties-epcs.co.uk](mailto:keith@3counties-epcs.co.uk)

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### Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

#### Accreditation scheme

Stroma Certification Ltd

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#### Assessor's ID

STRO001462

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#### Telephone

0330 124 9660

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#### Email

[certification@stroma.com](mailto:certification@stroma.com)

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# About this assessment

## Employer

3 Counties Energy Assessments Ltd

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## Employer address

Hill HC, Hayfield Lane, Auckley

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## Assessor's declaration

The assessor is not related to the owner of the property.

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## Date of assessment

23 August 2016

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## Date of certificate

8 September 2016

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## Other certificates for this property

If you are aware of previous certificates for this property and they are not listed here, please contact us at [dluhc.digital-services@levellingup.gov.uk](mailto:dluhc.digital-services@levellingup.gov.uk) or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

There are no related certificates for this property.